

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Andrew Gonzales, Associate Planner
DATE: August 4, 2010
SUBJECT: RECONSIDERATION OF CONDITIONAL USE PERMIT NO. 2010-011/
COASTAL DEVELOPMENT PERMIT NO. 2010-009 (MAIN PROMENADE &
PLAZA ALMERIA VALET PARKING)
LOCATION: 200 Main Street, 92648 (east of Main Street, south of Olive Avenue) & 301
Main Street, 92648 (west of Main Street, north of Olive Avenue)

Applicant: City of Huntington Beach, Economic Development, 2000 Main Street,
Huntington Beach, CA 92648

Property Owner: JT Development Company, LLC, 15272 Bolsa Chica Street, Unit No. 101,
Huntington Beach, CA 92649 (301 Main Street)

City of Huntington Beach – Economic Development, 2000 Main Street,
Huntington Beach, CA 92648

Request: **CUP:** To permit the establishment of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures. Valet service will operate at designated times during peak parking conditions on a daily basis. The drop-off and pick-up of vehicles will occur on the public right-of-way adjacent to each development and consist of a valet kiosk and waiting area. **CDP:** To permit the temporary removal of four on-street metered parking spaces on 3rd Street (Main Promenade) and two metered spaces on Olive Avenue (Plaza Almeria) for the drop-off/pick-up of valet vehicles..

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, and 15304, Class 4, California Environmental Quality Act.

Zone: SP5-#5-CZ (Downtown Specific Plan-District #5–Coastal Zone Overlay)

General Plan: MV-F6/25-sp-pd (Mixed Use Vertical-2.0 max. Floor Area Ratio-25 du/ac max.–Specific Plan Overlay-Pedestrian Overlay)

Existing Use: Main Promenade & Plaza Almeria Parking Structures

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to sections 15301 and 15304 of the CEQA Guidelines, because the project involves utilization of portions of two existing parking garages for valet storage parking and operations involving no expansion of the uses beyond which already exists, and involves the temporary use of land having negligible or no permanent effects on the environment.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-009:

1. Coastal Development Permit No. 2010-009 to permit the temporary removal of four (4) on-street metered parking spaces on 3rd Street (Main Promenade) for the drop-off/pick-up of valet vehicles conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following policies:

Policy – C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation.

Policy – C 2.4.2(f): Replace any on-street parking lost in the coastal zone on a 1:1 basis within the coastal zone prior to or concurrent with the loss of any parking spaces.

The proposed valet parking program will serve to increase parking capacity within the downtown area by establishing valet vehicle parking within the Main Promenade and Plaza Almeria parking structures. The project involves the temporary removal of on-street metered parking spaces on 3rd Street. The valet parking will result in a net increase in parking capacity upward of 25% within each designated level of each parking structure. The temporary net loss in on-street parking will not restrict coastal access as the spaces will be replaced within each structure at a ratio exceeding the number of parking spaces removed.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code. The valet parking programs are located within District No. 5 (Mixed-Use; Commercial/Office/Residential) of the Downtown Specific Plan (SP5), which allows for parking related uses with the approval of a Conditional Use Permit (CUP). The valet parking services will be ancillary to existing public parking facilities. As conditioned, all support structures, which include the valet kiosk, waiting areas, and signage, will be located outside of any pedestrian paths and will not impede on coastal access.
3. At the time of occupancy the project can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project is located within a previously developed site in an urbanized area with all necessary services and infrastructure available, including water sewer, and roadways.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Public access to the beach will remain. The valet service

resulting in the temporary removal of on-street parking spaces will further enhance public access by increasing overall parking capacity within the downtown area.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2010-011:

1. Conditional Use Permit (CUP) No. 2010-011 for the establishment, maintenance and operation of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The valet parking program will increase parking capacity within the downtown area by allowing additional parking opportunities thereby assisting in the mitigation of parking shortages experienced during peak parking conditions (i.e., summer months, special events, and holidays). The project, as modified by conditions of approval, shall operate within a designated loading area adjacent to Main Street (Plaza Almeria) and on the adjacent public right-of-way on 3rd Street (Main Promenade), and provide adequate circulation and vehicle queuing as not to significantly impact the local street system or parking operations within each corresponding parking structure. The storage of vehicles will be located below grade within the lower level of each parking structure within a partially enclosed area sufficiently buffered to adjacent sensitive land uses. The drop-off/pick-up of vehicles is not anticipated to significantly generate additional noise within the project area as each valet program is conditioned to conclude daily valet operations no later than 11PM.
2. The conditional use permit will be compatible with surrounding uses as each valet parking program will not significantly alter existing parking operations and will maintain the identical usage of the Main Promenade and Plaza Almeria parking structures. The valet parking programs will increase overall parking capacity of each parking structure. The hours of operation of each parking program will occur during times when each parking structure is operational. No significant modifications will occur by the establishment of valet services, which is limited to adjustments in the overall usage of an unloading area and metered on-street parking spaces including the overall operations of each parking structure.
3. The Main Promenade and Plaza Almeria valet parking programs will comply with the provisions of the base zoning district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The project will not result in major physical changes to each parking structure. As conditioned, the project complies with all aspects of the SP5 (Downtown Specific Plan) including parking, vehicular circulation, and setbacks. Valet parking operations are permitted within the SP5 with the approval of a CUP. Parking facilities exist on each of the subject sites.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of MV-F6/25-sp-pd (Mixed Use Vertical—2.0 max. Floor Area Ratio—25 du/ac max.—Specific Plan Overlay—Pedestrian Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
 - A. Circulation Element
 - Goal CE 5: Provide sufficient, well designed and convenient on and off street parking facilities through the City.
 - Objective CE 5.1: Balance the supply of parking with the demand for parking.

Policy CE 5.1.1: Maintain an adequate supply of parking that supports the present level of demand and allow for the expected increase in private transportation use.

B. Coastal Element

Objective C 2.4: Balance the supply of parking with the demand for parking.

Policy C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

C. Noise Element

Policy N 1.4.3: Require that the parking areas of all commercial and industrial land uses, which abut residential areas, to be buffered and shielded by walls, fences, or adequate landscaping.

The Main Promenade and Plaza Almeria valet parking programs will provide additional parking opportunities within the downtown area. During the summer months the demand for parking results in shortages at existing parking facilities that force beach/downtown visitors to park within adjacent residential neighborhoods. The valet parking programs allow existing parking facilities to increase overall parking capacity which helps meet demand. As conditioned, the valet parking programs are not anticipated to significantly generate additional noise impacts associated with valet operations (i.e., vehicle queuing, drop-off/pick-up, and storage).

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-009 /CONDITIONAL USE PERMIT NO. 2010-011:

1. The site plan and floor plans received and dated March 18, 2010, and June 3, 2010, shall be the conceptually approved design with the modification that the outdoor drop-off/pick-up area for Plaza Almeria be limited to Option No. 2.
2. Prior to commencements of the use, the Departments of Planning and Building, Fire, and Public Works shall review and approve all vendor's policies and procedures for any and all valet services at Main Promenade and Plaza Almeria.
3. The use shall comply with the following:
 - a. Outdoor valet hours of operation shall be limited to the following:
 - i. Main Promenade: Monday-Thursday – 5PM-11PM
Friday-Sunday – 12PM-11PM
 - ii. Plaza Almeria: Monday-Thursday – 5PM-11PM
Friday-Sunday – 12PM-11PM
 - b. Valet parking operations, which include vehicle drop-off/pick-up points, waiting areas, kiosks, storage and delivery routes, be limited to the designated unloading area adjacent to Main Street (Plaza Almeria) and the metered parking spaces adjacent to 3rd Street (Main Promenade).
 - c. Valet storage parking areas shall be located within the lower level of each parking garage as depicted in the floor plans dated received March 18, 2010.

- d. During hours of non-valet service, signs shall be clearly posted adjacent to each on-street parking space and at the entrance of the valet storage parking areas identifying the hours at which valet operations shall occur.
 - e. All valet service employees shall wear distinctive, identifiable uniforms with identification tags.
 - f. All valet kiosks, waiting areas, signage and associated valet items shall provide an 8 ft. wide clear passage area for pedestrian access and shall not block any existing access to adjacent businesses and/or city facilities.
 - g. All prices, payment options, hours of operation, including the name, address, and telephone number of the off-street parking facility at which vehicles will be parked, shall be readily identifiable and clearly posted at each valet drop-off/pick-up area.
 - h. All valet kiosk and associated valet items shall be removed and stored away at the close of each business day.
 - i. No valet operator, its attendants or other employees or agents, may park or leave vehicles on any public street.
 - j. A portable trash receptacle shall be provided at each valet waiting area.
 - k. A maximum of three (3) vehicles may be queued within the loading area along Main Street at any given time. In the event the number of vehicles queued exceed capacity, the valet attendants shall be required to post a "Valet Full" sign and direct vehicles out of the drop-off/pick-up area. **(PW & FD)**
 - l. A License Agreement, including use fees, shall be obtained from the City for all portable valet kiosks and associated valet items located on public property. The applicant shall apply for and obtain approval of the license agreement from the Public Works Department prior to improvements or use of public property. The License agreement shall be subject to termination at any time upon a 10 day prior written notice upon determination of the Zoning Administrator that one or more of the conditions or provisions of SP5 Section 4.2.33 or that one or more of the items listed under the Findings for Approval in this document have been violated. Termination of a License Agreement shall nullify the conditional use permit.
 - m. The applicant shall provide an updated public liability insurance policy as specified in all current insurance resolution prior to install improvement or using public property. Such liability insurance shall be provided in a form acceptable to the City Attorney. The policy shall name the City of Huntington Beach as additional insured and shall be maintained at all times.
4. A review of the use shall be conducted by the Zoning Administrator approximately six (6) months after commencement of valet operations to verify compliance with all conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Huntington Beach Municipal Code (HBMC). If the six (6) month review determines any violations of the conditions of approval or any applicable Chapters of the HBZSO or HBMC, the Zoning Administrator may consider modifications to the conditions of approval or schedule for a revocation hearing. At that time the Zoning Administrator may revoke any land use permits or consider modifications to the conditions of approval.

5. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.